Idaho Smart Growth Summit
Panel
9.1.22 Presentation
41% - Percentage of Boise households considered low income according to the City of Boise’s Consolidated Plan.

4x - Housing cost increases are 4x greater than wage increases over 5 years according to the Boise Regional Realtors.

1% - The percentage of vacancy in Ada + Canyon Counties. 

Source: SW Idaho NARPM Vacancy Report
The total amount of affordable rental housing units that are needed in order to combat the housing shortage across the state of Idaho.

Source: National Low Income Housing Coalition (NLIHC)

The number of renter households that are experiencing housing burden by paying more than 30% of their income on rent.

Source: National Low Income Housing Coalition (NLIHC)

The number of low income Idaho households experiencing housing burden by paying more than 30% of their income on rent.

Source: National Low Income Housing Coalition (NLIHC)

The number of renter households that are extremely low income in Idaho.

Source: National Low Income Housing Coalition (NLIHC)
Origin, Mission + Values

- **Founded:** in 2008 by Bart Cochran

- **Mission:** Develop and preserve affordable housing while providing empowering services that lead to greater housing stability.

- **Values:**
  - Empowerment
  - Stewardship
  - Collaboration
  - Faith
  - Inclusion
About LEAP

We are an Idaho-based nonprofit focused on decreasing the affordable housing deficit through creation of innovative and out-of-the-box affordable housing communities. Our belief is that all people should have an opportunity to access safe, stable and affordable housing.

LEAP works as one with the community to provide solutions for all Idahoans across the spectrum of housing, using love, equity, and partnership to see the change we see as necessary for strong and healthy communities.
Matching Housing Costs to Ada County Incomes

- **CHICK-FIL-A TEAM MEMBER**
  - $12/hr
  - Single, 0 kids
  - $25K per year

- **PHLEBOTOMIST BIOLIFE PLASMA**
  - $15/hr
  - Single, 1 child
  - $32K per year

- **WAREHOUSE WORKER WINCO FOODS**
  - $19/hr
  - Married, 1 child
  - $38K per year

- **CERTIFIED NURSING ASSISTANT**
  - $22/hr
  - Married, 3 kids
  - $41K per year

- **OPERATOR IDAHO ASPHALT**
  - $23/hr
  - Married, 0 kids
  - $48K per year

**ALL ARE INCOME QUALIFIED UNDER 80% AMI**

* Market rate units are also included in projects *
Affordable Housing Development

The most innovative affordable housing developer in Idaho, using out-of-the-box approaches to combat the affordable housing deficit.

- 250 potential homes in the pipeline
LEAP Housing Trust

Community Land Trust or Shared Equity Model creates perpetually affordable housing, maximizes public investment, minimizes buyer costs, and builds wealth among lower income and disadvantaged households.

Prospective homebuyers at Caritas Commons
CARITAS COMMONS

Made possible through a lead donation from St. Alphonsus and a mission-minded seller.

14 single family homes located in NW Boise. 80% AMI or below.
LEAP Housing launched “Yes in God’s Backyard” (YIGBY) campaign.

The campaign focuses on partnering with different faith-based communities in Idaho to turn underutilized land into affordable housing.
FALCONS LANDING

A brand new 136 unit mixed income community that will provide both affordable and market rate housing with a mix of rental and homeownership opportunities.

Made possible through a lead donation from the Blue Cross Foundation and a mission-minded seller.

1. 16 single family homes located in Mountain Home. 80% AMI or below.
Expansion Statewide:

Working in Communities throughout Idaho

Expanded Goal:

1000 housing opportunities by 2026
Community Partners

Thank you to all of our community partners who are helping make these projects happen:

[Logos of various community partners]
The Process

1. Identify a parcel of land for the next phase of the LEAP Housing Trust.

2. Obtain the financing needed to complete the project, donations and loans.

3. Go through the necessary steps of Planning and Zoning as well as City Council approval.

4. Begin the construction process of homes available for affordable homeownership.

5. New homes are created for the LEAP Housing Trust, ensuring they are affordable forever.

Where community leaders can make a difference
QUESTIONS?
info@leaphousing.org
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Leaphousing.org
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Boise, ID 83705
Commonly Used Housing Language:

**Acronyms:**

a. **AMI**: Area median income  
b. **LIHTC**: Low Income Housing Tax Credit  
c. **HUD**: United States Department of Housing and Urban Development  
d. **USDA**: United States Department of Agriculture  

**Affordable housing / Low Income Housing:** Housing provided to households at 80% of AMI or less.

**Workforce housing:** Workforce Housing is defined as housing affordable to households earning between 80% and 120% of AMI.

**Cost Burdened:** Households who pay more than 30% of Gross Income to housing costs.